



**CITY OF SUNNYVALE
REPORT
Heritage Preservation Commission**

March 23, 2005

SUBJECT: **2005-0154 - Paul Okamoto** [Applicant] **Ismail Unlu**
[Owner]: Application on a 2,625 square-foot site located at
124 South Murphy Avenue in a DSP-2 (Downtown Specific
Plan/Subdistrict 2) Zoning District.:

Motion Landmark Alteration Permit to allow the remodel of the
exterior façade of a building in the Murphy Avenue Historic
District.

REPORT IN BRIEF

Existing Site One story commercial building
Conditions

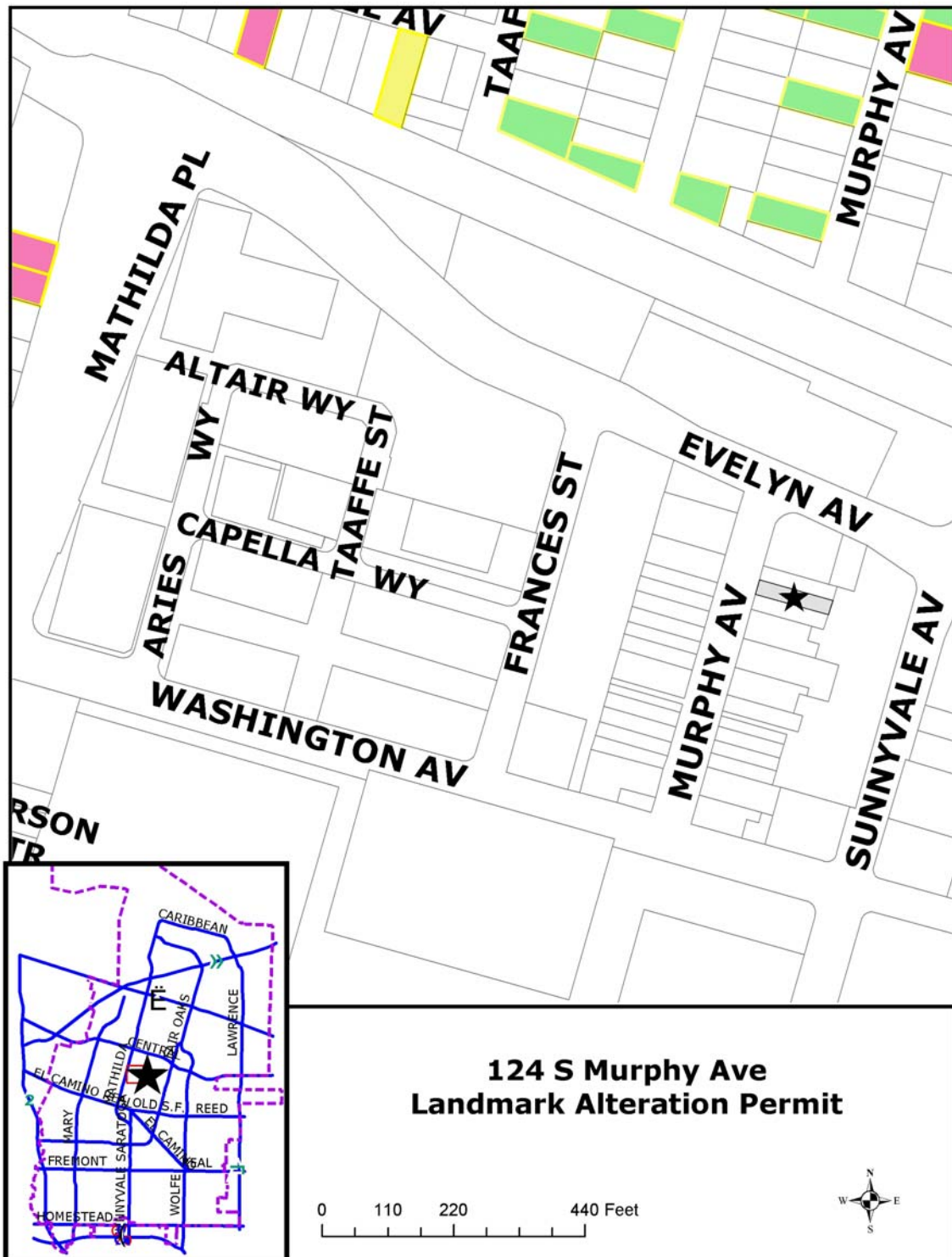
Surrounding Land Uses

North	Historic Commercial
South	Historic Commercial
East	Historic Commercial
West	Historic Commercial – across Murphy Avenue

Issues Design Consistency with Murphy Avenue Design
Guidelines

Environmental A Class 3 Categorical Exemption relieves this project
Status from California Environmental Quality Act provisions
and City Guidelines.

Staff Approval with Conditions
Recommendation



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Downtown Specific Plan	Same	Same
Zoning District	DSP-2	Same	Same
Lot Size (s.f.)	2,625	Same	No min.
Gross Floor Area (s.f.)	2,375	Same	N/A
Lot Coverage (%)	90%	Same	100% max.
Building Height (ft.)	17'	Same	36
No. of Stories	1	Same	2 max.

ANALYSIS**Description of Proposed Project**

This application is for front and rear façade renovations at 124 S. Murphy Avenue (See Exhibit C). The proposed changes include: opening up the transom window on the front elevation, adding windows to the front, painting the existing stucco façade, constructing a new two foot high pony wall, and adding patio dining to the back of the building.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1995-0270	Special Development Permit for new building with restaurant use	Planning Commission/Approved	9/6/95
1995-0384	Landmark Alteration Permit for new building	Heritage Preservation Commission/Approved	6/1/95

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 3 Categorical Exemptions cover additions or alterations to existing buildings.

Landmark Alteration Permit

Site Layout: The existing structure is a one story, traditional Commercial building with no setbacks from the front or side property lines (See Exhibit D - Site Photos). The building covers 90% of the site. In the DSP-2 Zoning District, no setbacks are required and structures can cover up to 100% of the lot. Adjacent uses include commercial/restaurant uses and the City's public parking lot to the rear. No on-site parking or landscaping is required for the DSP-2 Zoning District.

Architecture:**Front Façade**

The applicant is proposing to maintain the basic shape and structure of the front façade, while returning this building back to its original architectural style and detailing. Currently, the building displays a stucco finish with smaller windows at the street level. The original storefront windows on the front façade have been removed and enclosed with a solid wall design. The transom window across the entire façade has also been substantially closed up with wood.

The applicant is proposing to remove the lower, street level windows and wall, and replace them with large plate glass windows (See proposed elevations in Attachment C). These windows will be removable so that open-air, patio dining can occur during seasonal periods. Below these proposed windows will be a two foot high pony wall covered with traditional storefront tiles, similar to other building facades currently on Murphy Avenue. The transom window above the street level windows is also proposed to be returned to a glass and steel framed condition. The intent of the changes proposed by the applicant is to open up the front on the building to be visible from the street. The applicant proposes to maintain the other stucco portions of the façade.

In addition to the proposed new windows, the applicant is also proposing to have a second wall in the interior of the building's place (See proposed elevations in Attachment C). This wall will serve to separate the open-air, patio dining area from the interior dining area. This design is similar to the building currently occupied by Off-The-Hooka Lounge at 198 South Murphy Avenue.

Rear Elevation

The back of this building faces the City parking district lot. The existing rear elevation is a very plain cinder block wall, with two boarded up windows and one door. The applicant is proposing to remodel this area to remove the existing windows, add a new walk-in cooler area, construct a new patio dining area, and construct a new trash enclosure. This rear patio area will be used for outdoor dining and will be improved with a stamped concrete surface.

Building Colors

The applicant is proposing a two-tone tan color scheme. On both the front and rear elevations the outer edges of the building will be a darker tan. The areas within the proposed facade arches will be a lighter tan color in order to emphasize these area which also will have signs located within them. The front doors will be glass and black painted metal. The tile at the base of the building in the front and back will a brick color.

Signage

The original sign has been removed from the front elevation of the building. The applicant is proposing to paint a new sign in the upper most façade area on the front elevation. This proposed location is consistent with the Murphy Avenue Design Guidelines, which call for new sings in this area. Signs for the rear of the building will be reviewed by staff under a separate permit.

Landscaping: No additional landscaping is required for the DSP-2 District.

Parking/Circulation: The property is part of the Downtown Parking District and pays annual fees to use public parking lots surrounding the downtown. No on-site parking is required. The parking arrangement will not be affected by the proposed project.

Trash Enclosure: The Municipal Code requires all properties to provide an on-site trash enclosure. As properties on the 100 block of S. Murphy Avenue have been remodeled, they have been required to provide on-site trash enclosures. The City trash enclosures located within the parking district areas are heavily impacted by the high number of restaurants located on this block of S. Murphy Avenue. The applicant proposes to meet the trash enclosure requirement with an enclosed area constructed into the rear of the building. The trash enclosure doors will face the City parking lot and are proposed to be metal for durability. The doors will be painted to match the building.

General Plan

The following goals and policies were considered to determine conformance with the General Plan:

General Plan Sub-Element	Goal or Policy	Comments
Heritage Preservation Sub-Element	<i>Policy 6.3B.3: Enhance the visual character of the city by preserving diverse as well as harmonious architectural styles and design preferences which reflect various phases of the City's history and cultural traditions of past and present residents.</i>	The proposed alteration to the building façade helps enhance the aesthetic quality of the street.

Murphy Avenue Design Guidelines

Staff recommends that the Commission refer to the Murphy Avenue Design Guidelines when reviewing this proposal. Staff specifically recommends that the Commission review the Murphy Avenue Development Plan, which discusses the character of each individual structure, as well as recommends improvements necessary to restore the structures to their original forms.

The Murphy Avenue Design Guidelines Development Plan describe the subject building as a traditional commercial building with a portion of the original storefront façade existing. The Guidelines call for the transom windows to be restored, as well as opening up the storefront area to the street. Staff considers the proposed project to be in conformance with the Murphy Avenue Design Guidelines.

The following goals and policies were considered to determine conformance with the Murphy Avenue Design Guidelines:

Design Guideline	Goal or Policy	Comments
Murphy Avenue Design Guidelines	<i>"Beige, muted yellows, pale peach colors, blue-greys ocher and dusty rose colors are part of the palette that could be coordinate to enhance Murphy Avenue's image."</i>	The proposed colors and materials are consistent with the Murphy Avenue Design Guidelines. The building uses a traditional commercial building style of ornamentation.

Compliance with Development Standards

The proposed project is in conformance with the Murphy Avenue Design Guidelines, which call for this building's front façade to be renovated back to its original condition.

Expected Impact on the Surroundings

Staff believes that the proposed façade renovation will improve the Murphy Avenue streetscape and elevation of the building. It will not adversely affect the visual integrity of the historic district.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• <u>4</u> mailed to the adjacent property owners of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Conclusion

Discussion: Staff is recommending approval of this Landmark Alteration Permit since the proposed project is in conformance with the goals of the Murphy Avenue Design Guidelines.

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Landmark Alteration Permit. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Landmark Permit subject to the Conditions of Approval.
2. Approve the Landmark Permit subject to modified Conditions of Approval.
3. Deny the Landmark Permit.

Recommendation

Alternative 1.

Prepared by:

Steve Lynch
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachment:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site Plans
- D. Site Photos

Recommended Findings – Landmark Alteration Permit

1. The proposed project will be consistent with the purposes of the Heritage Preservation Ordinance.

The project is compatible with the Murphy Avenue streetscape and with the Murphy Avenue Design Guidelines.

2. The proposal will not be detrimental to the significant historical features of the building.

The basic materials and shape of the building will remain the same. The renovated elevation will incorporate the design features called for in the Murphy Avenue Design Guidelines.

Recommended Conditions of Approval – Landmark Alteration Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

1. The Landmark Alteration Permit shall expire two years from the date of approval by the final review authority if not executed or if the use is discontinued.
2. The Conditions of Approval shall be reproduced on the front page of the building plans.
3. Any future modifications to the building shall be approved by the Heritage Preservation Commission, except that minor changes may be approved by the Director of Community Development.
4. Obtain all necessary Building Permits.
5. The signage on the proposed awning shall be accordance with the Sign Ordinance. Phone numbers and such information is not allowed.
6. The property owner/tenant shall apply for an Outdoor Dining Permit for any outdoor seating in the public right-of-way.
7. The final exterior colors for this building shall be approved by the Director of Community Development.
8. The existing wall sign shall be removed.
9. The trash enclosure shall have sprinklers.
10. Submit a waste management plan prior to issuance of Building Permit. This plan will be approved by the City's Solid Waste Division to ensure the proposed enclosure is adequate to accommodate solid waste and recycling containers.

